

ESTATE LAND AUCTION

**+/-257.21 Surveyed Acres of Productive Wayne Township
Lake County, SD Land
– Inclusive of a Combination of Productive Cropland & Areas
with Habitat**

We will offer the following real property at auction "On Sight" at the land located from Oldham, SD (4 Way Stop @ W. Clarence St. & S. Epton Ave. – also the Jct. of 445th Ave. & 218th St.) – 3 miles south on 445th Ave. and 1 mile west on 221st St. to the Southeast Corner of the Land at the Jct. of 221st St. & 445th Ave.; From Madison, SD (Pizza Ranch Corner) – 10 miles north on Hwy. #81 to the Nunda Corner (Jct. Hwy. #81 & 223rd St./Lake Co. Hwy. #16), then 9 miles west on 223rd St. to 445th Ave., then 2 miles north on 445th Ave. and 1 mile west on 221st to the SE Corner of the Land; or from Howard, SD – 2 miles east on Hwy. #34, 12 miles north on 437th Ave. and 6 miles east on 221st St. to the SW Corner of the Land at the Jct. of 221st St. & 443rd Ave.

TU ESDAY DECEMBER 2, 2025 SALE TIME: 10:00 AM

**This Surveyed +/- 257.21 Acre Farm will be Offered As:
TRACT #1 – The SE¼ - +/-158.28 Acres;
TRACT #2 – +/- 98.93 Acres in the SW¼ or
TRACTS #1 & #2 Combined – The +/-257.21 Acre Unit.**



AUCTIONEERS NOTE:

This auction presents a great opportunity to purchase a parcel or parcels of land located in Wayne Township in northwestern Lake County, SD and is located just ½ mile south of the Lake-Kingsbury Line and also is located just 1 mile east of the Lake-Miner County Line, which is in a prominent agricultural and hunting area. This land has a mixture of productive cropland and areas with some hunting and recreational habitat for deer, pheasants & waterfowl, especially since the West Parcel (Tr. #2) is lying adjacent to the east and south of a US Waterfowl Production Area. These parcels of land are inclusive of some productive cropland with respectable soils. This land is available to the buyer to farm or lease as they desire in 2026. This land is well located within 1 mile of a hard-surfaced highway and near Oldham, SD.

CHUCK SUTTON
Auctioneer & Land Broker
Sioux Falls, SD – 605-336-6315
JARED SUTTON, CAI
Auctioneer & RE Broker Assoc. Flandreau, SD
605-864-8527
WAYNE BESSMAN – RE Auctioneer Madison, SD
- 605-270-4980
CHIP WOSJE – RE Auctioneer Nunda, SD
605-480-2847

**WALTER "WALLY" REED ESTATE
and/or the
REED FAMILY TRUST – Owners**

TRACT #1 - +/-158.28 Acres

LEGAL DESC.: The SE ¼ of Sec. 5, T. 108N., R. 54W., (Wayne Twp.), Lake County, SD.

The configuration of both the FSA information and Lake County Assessor's information do not conform with the manner in which the parcels are being offered for sale, so there is overlapping between the respective surveyed parcels being offered for sale. According to FSA information, presently the S½ of the SE¼ is identified as FSA Tr. 9993 which according to the FSA 156 EZ has approx. 77.07 acres of Farmland with approx. 65.91 acres of cropland with a 21.63 acre corn base with a 138 bu. PLC yield and a 21.97 acre soybean base with a 38 bu. PLC yield; FSA has the remainder of this farm identified as Tr. 10005 lying in the N½ SE¼ and the +/-100 acres in the SW¼ - which has approx. 172.03 acres of cropland with a 60.91 acre corn base with a 162 bu. PLC yield and a 63.64 acre soybean base with a 43 bu. PLC yield. According to info. obtained from the Lake County Assessor the SE¼ (Tr. #1) – has the overall soil ratings and RE taxes being assigned as 4 individual +/-40 acre parcels - which respectively for the NW¼ SE¼ has RE taxes of \$988.26 and an OSR of .836; for the SW¼ SE¼ has RE taxes of \$879.20 with an OSR of .796; for the NE¼ SE¼ has RE taxes of \$856.22 with an OSR of .775; and on the SE¼ SE¼ has RE taxes of \$783.40 with an OSR of .703. Comparatively, information obtained from Surety Agri-Data, Inc. indicates that Tract #1 with the SE¼ as a whole has a weighted soil productivity index of 78.7. The general topography of this land is gently rolling to rolling with some lower lying land in lowland areas. According to US Fish and Wildlife there are NO wetland conservation easements on this land.

TRACT #2 - +/-98.93 Acres

LEGAL DESC.: E½ of SW¼ and the S½ SW¼ of Sec. 5, T. 108N., R. 54W., (Wayne Twp.), Lake County, SD.

TRACT #2 – The FSA configuration of this parcel does not conform with the manner in which the parcel has been surveyed, as FSA Tr. 10005 includes the land included in Tract #2, along with the N ½ SE ¼ which is part of Surveyed Tract #1, currently Tr. 10005 lying in the N½ SE¼ and the +/-100 acres in the SW¼ - which has approx. 172.03 acres of cropland with a 60.91 acre corn base with a 162 bu. PLC yield and a 63.64 acre soybean base with a 43 bu. PLC yield, subsequently an FSA reconstitution of tillable acres, crop yields and bases will be required subsequent to the sale of the property and transfer of ownership to the new owner. Although from a review of the FSA aerial photo it appears that the land in Tract #2 is nearly all tillable with the exception of a 7.03 acre waterway and roads. According to info. obtained from the Lake County Assessor & Treasurer's information the +/-100 taxable acres in the SW¼ (Tr. #2) – has an overall soil rating of .822 and RE taxes were \$2,269.70; comparatively, Surety Agri-Data Info. indicates the land included in Tr. #2 has a weighted soils productivity index 82.8. The general topography of this land is gently rolling to rolling with some lower lying areas in waterway and lowland areas. The Hunting and recreational opportunities on this property may be accentuated due to the location of this property lying adjacent to a US Waterfowl Production Area consisting of +/- 60 acres that lies in the northwesterly portion of the SW ¼ (Tr. #2). According to US Fish and Wildlife there are NO wetland conservation easements on the land being sold in Tract #2.



WALTER "WALLY" REED ESTATE and/or the REED FAMILY TRUST – Owners

TERMS:

Cash - A 10% nonrefundable downpayment sale day with the balance on or before Jan. 22, 2026. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Weber Abstract & Title) to be divided 50-50 between the buyer(s) and sellers. All of the 2024 RE taxes payable in 2025 as well as all of the 2025 RE taxes payable in 2026 will be paid by the seller. The total acres being sold are based on a survey as completed by Midwest Land Surveying, Inc., with acres understood to be - more or less. The sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Lake County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Owners.

Either of these individual tracts/parcels or this contiguous farm as a whole (Tracts #1 & #2 Combined), are well suited to serve as an addition to an area farming operation(s) or as an investment. To view drone video, aerial maps, soils data and other information concerning this property or to make arrangements for absentee bidding or online bidding see www.suttonauction.com or contact Sutton Auctioneers & Land Brokers, LLC at 605-336-6315 or via email at office@suttonauction.com.

CHUCK SUTTON
Auctioneer & Land Broker
Sioux Falls, SD – 605-336-6315

JARED SUTTON, CAI
Auctioneer & RE Broker Assoc. Flandreau, SD
605-864-8527

WAYNE BESSMAN – RE Auctioneer Madison, SD
- 605-270-4980

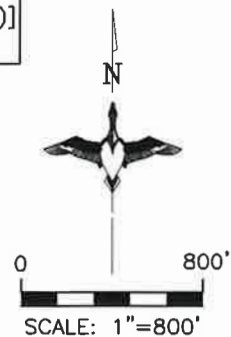
CHIP WOSJE – RE Auctioneer Nunda, SD
605-480-2847

**WALTER "WALLY" REED ESTATE
and/or the
REED FAMILY TRUST – Owners**



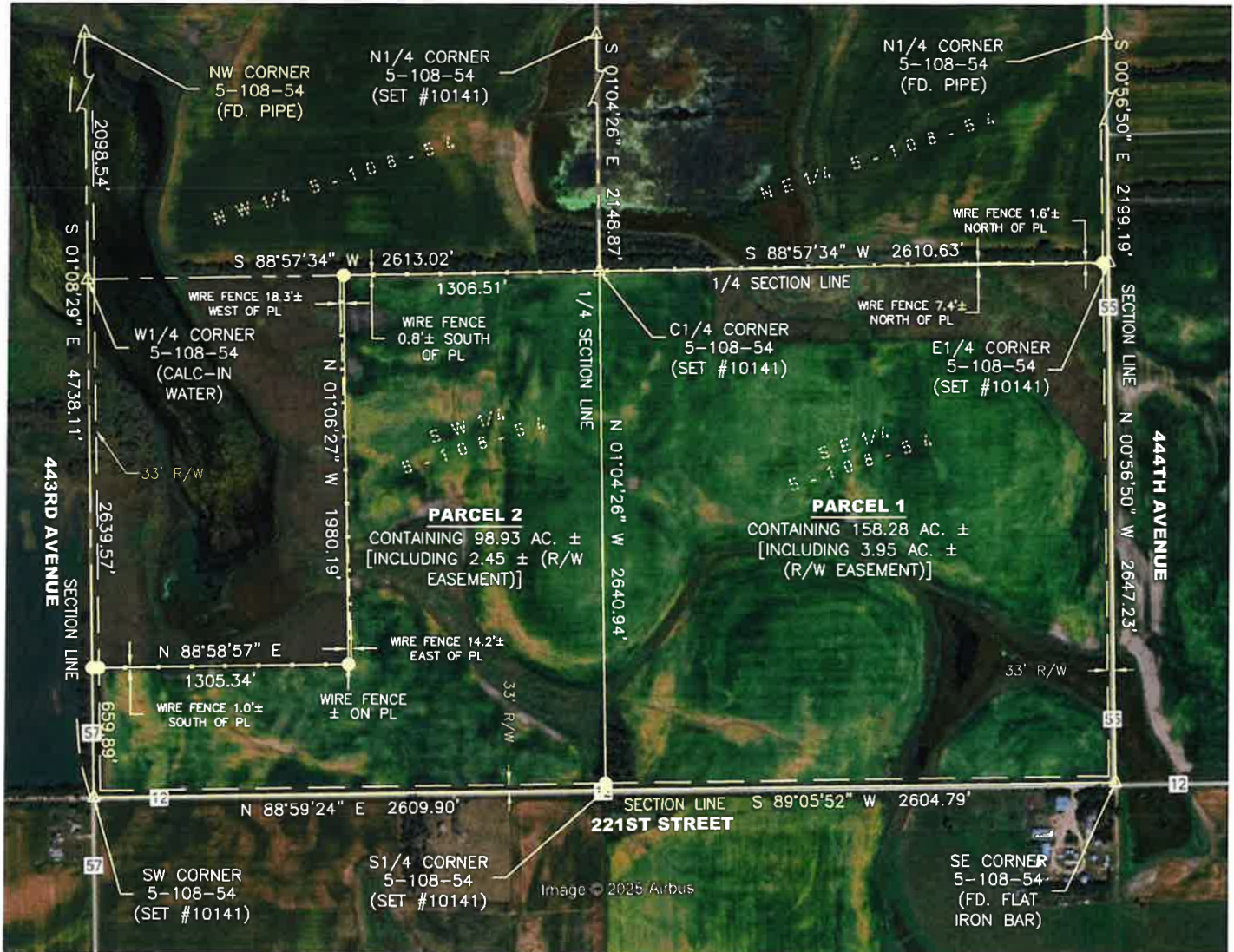
www.suttonauction.com

IN THE SOUTH HALF OF SECTION 5, T108N, R54W, LAKE COUNTY, SOUTH DAKOTA.



SALE DRAWING - PARCEL 1 AND 2

IN THE SOUTH HALF OF SECTION 5, T108N, R54W, LAKE COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

TOTAL ACRES

257.21 ACRES±
[INCLUDING 6.40 AC.± OF R/W (EASEMENT)]

OWNERS: MELODY LYNN REED

TOTAL ACRES FOR PARCEL 1

158.28 ACRES±
[INCLUDING 3.95 AC.± OF R/W (EASEMENT)]

CLIENT: CHUCK SUTTON

TOTAL ACRES FOR PARCEL 2

98.93 ACRES±
[INCLUDING 2.45 AC.± OF R/W (EASEMENT)]

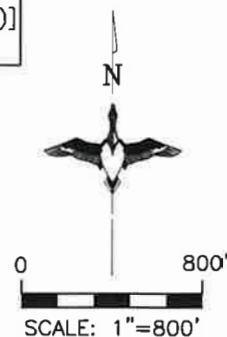
LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #25-523
DRAWN BY: JJW



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

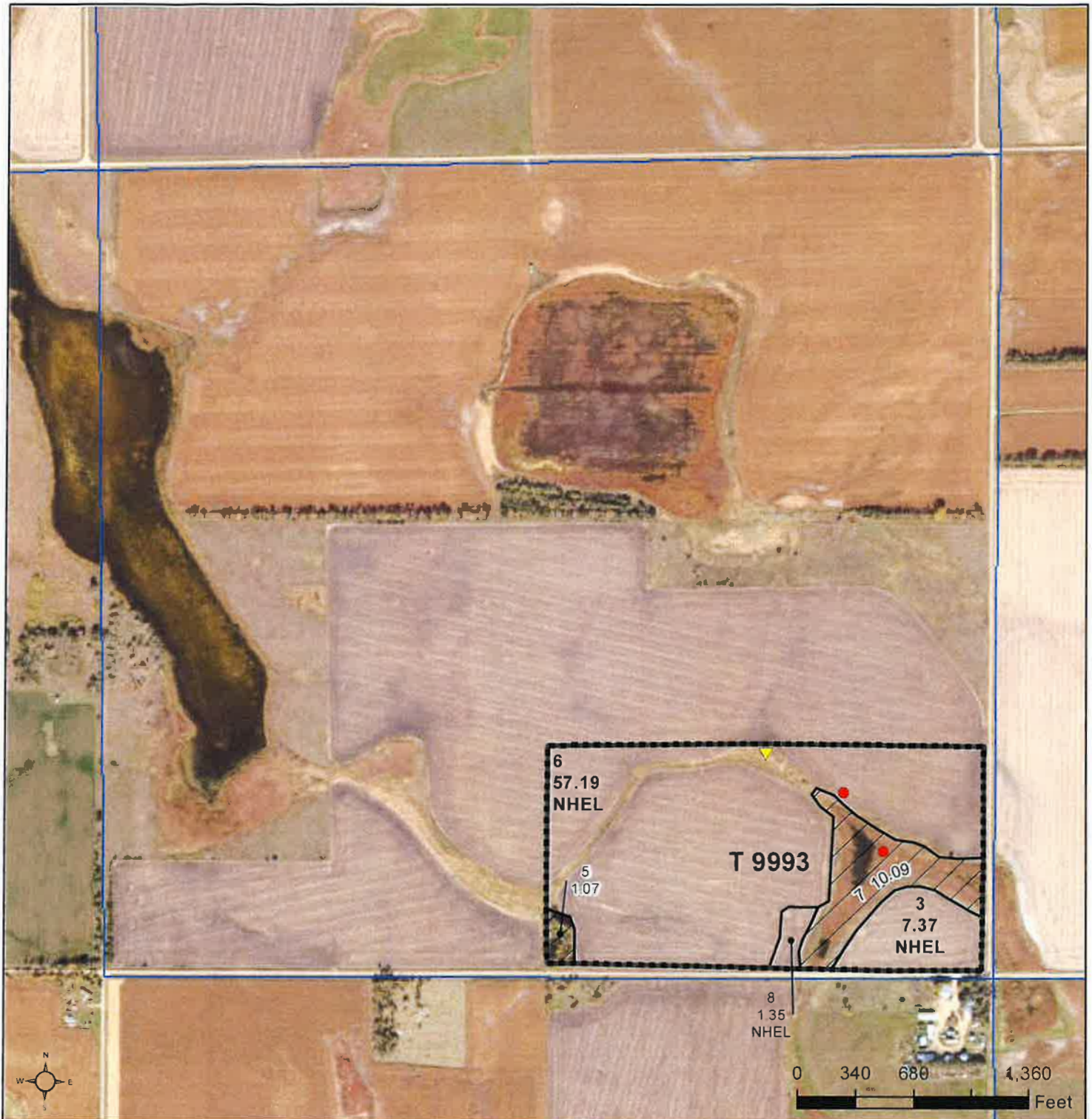




United States
Department of
Agriculture

Miner County, South Dakota

Parcel #1



Common Land Unit  Tract Boundary
 PLSS

 Non-Cropland
 Cropland

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2025 Program Year

Map Created July 31, 2025

Farm 6490

5-108N-54W-Lake

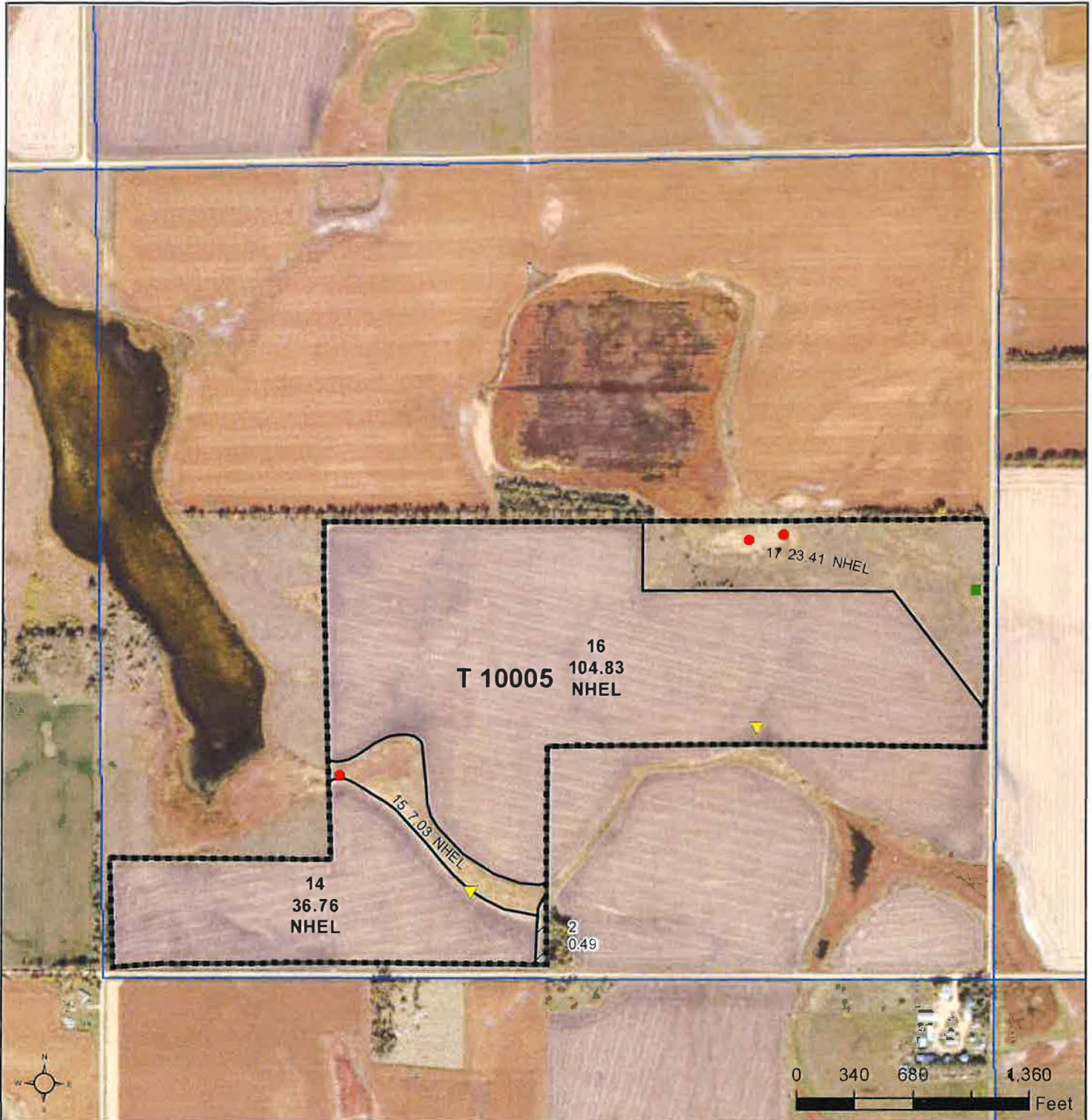
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Miner County, South Dakota

Parcel #2



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2025 Program Year

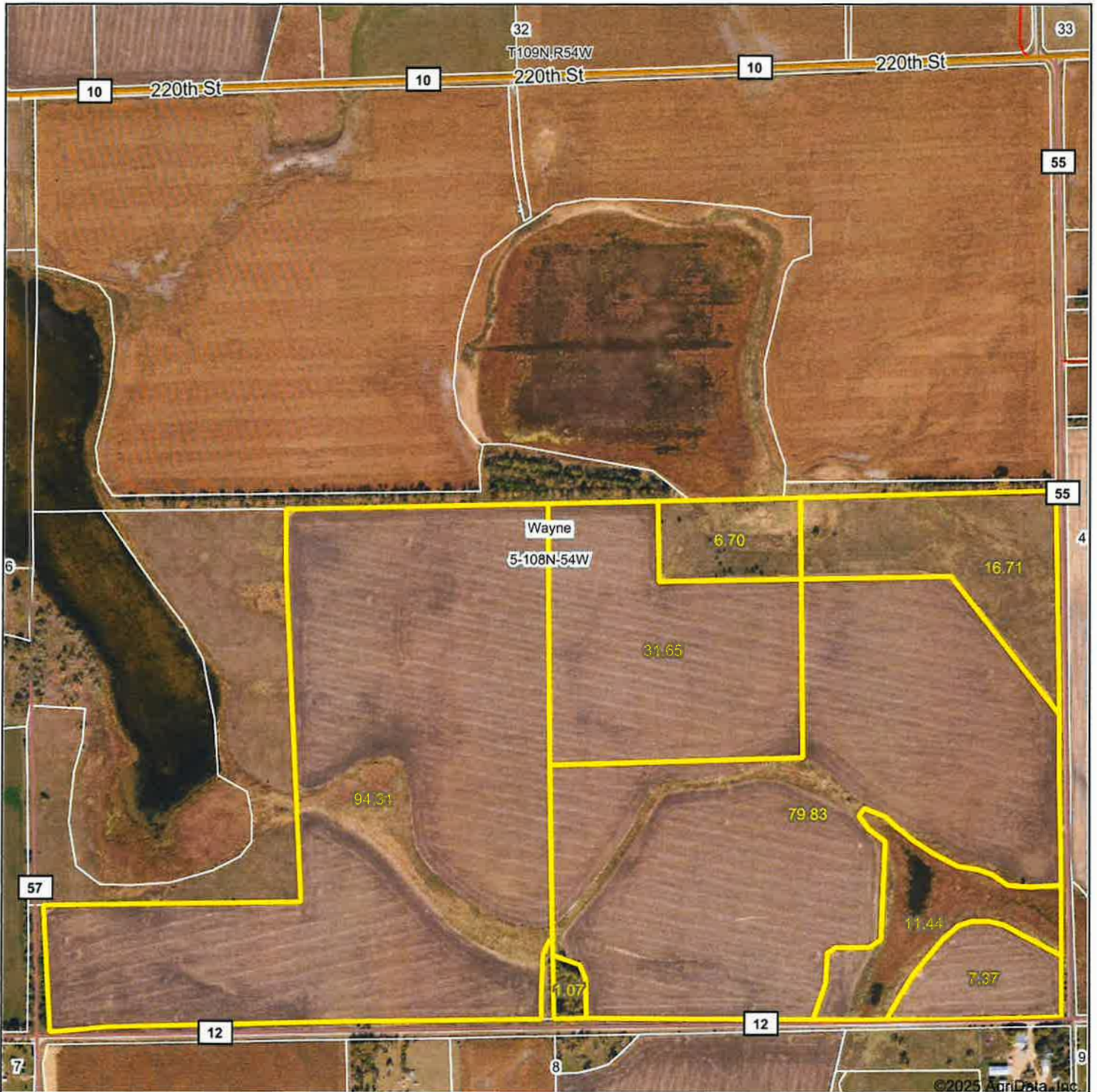
Map Created July 31, 2025

Farm 6514

5-108N-54W-Lake

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Aerial Map - Walter Reed Unit



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

Boundary Center: 44° 11' 8.82, -97° 20' 26.25

5-108N-54W
Lake County
South Dakota

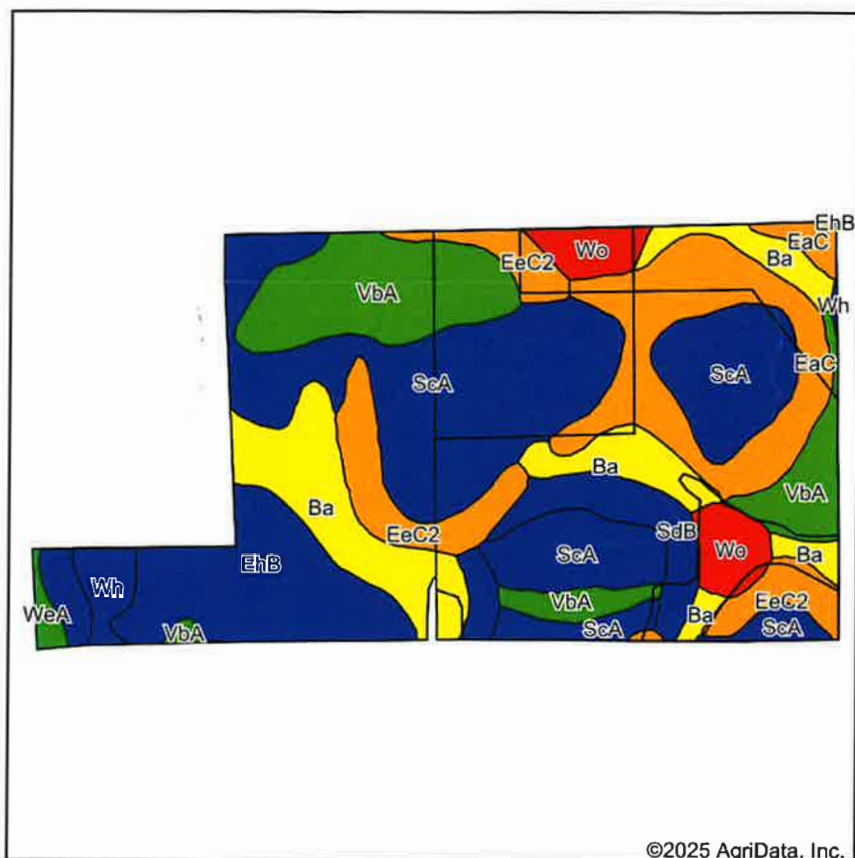
0ft 783ft 1565ft



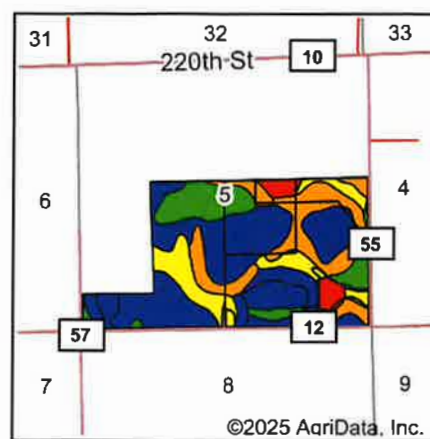
11/2/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Reed Unit



Soils data provided by USDA and NRCS.



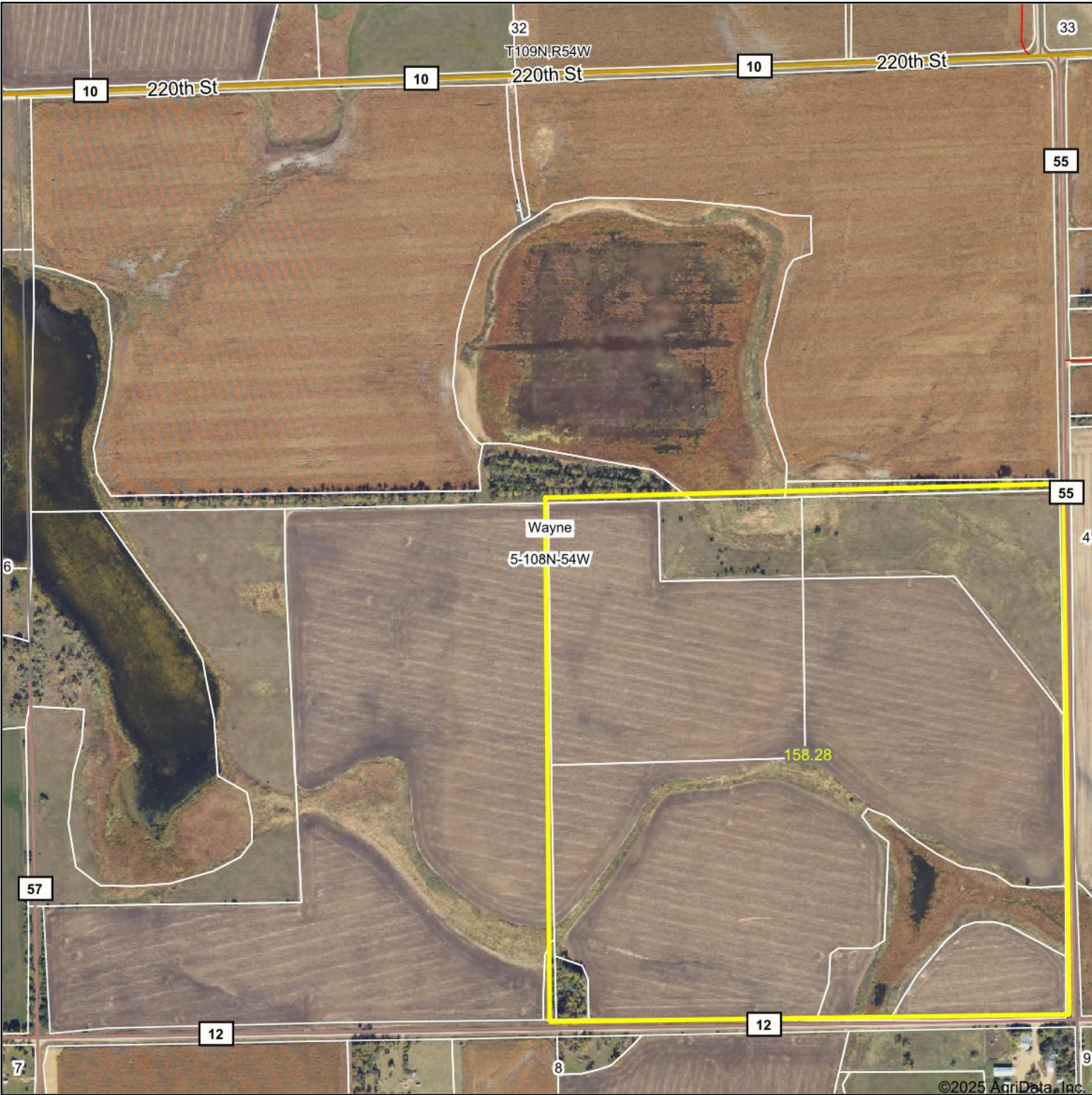
State: **South Dakota**
 County: **Lake**
 Location: **5-108N-54W**
 Township: **Wayne**
 Acres: **249.08**
 Date: **11/2/2025**



Area Symbol: SD079, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	77.96	31.3%		Iw	90
VbA	Viborg silty clay loam, 0 to 2 percent slopes	33.97	13.6%		Iw	96
Ba	Badus silty clay loam	32.62	13.1%		IVw	64
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	30.05	12.1%		IIe	84
EaC	Egan silty clay loam, 6 to 11 percent slopes	29.13	11.7%		IIIe	72
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	20.12	8.1%		IIIe	71
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	9.70	3.9%		IIe	89
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.67	3.9%		Vw	30
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.30	1.7%		IIw	82
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	1.56	0.6%		I	92
Weighted Average					2.12	80.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



Boundary Center: 44° 11' 9.07, -97° 20' 8.75

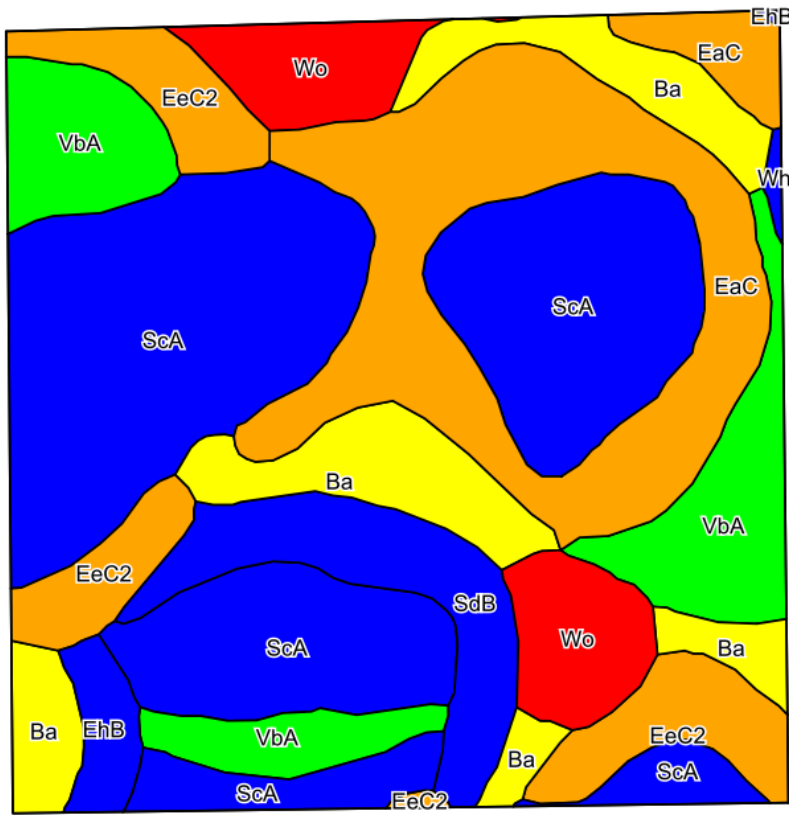
5-108N-54W
Lake County
South Dakota



11/2/2025

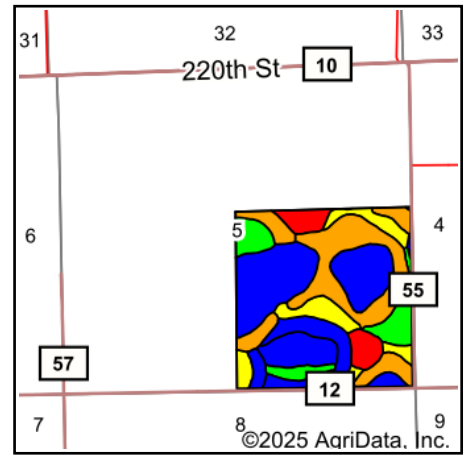
Soils Map

Parcel #1



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2025 AgriData, Inc.

State: **South Dakota**
 County: **Lake**
 Location: **5-108N-54W**
 Township: **Wayne**
 Acres: **158.28**
 Date: **11/2/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Area Symbol: SD079, Soil Area Version: 28

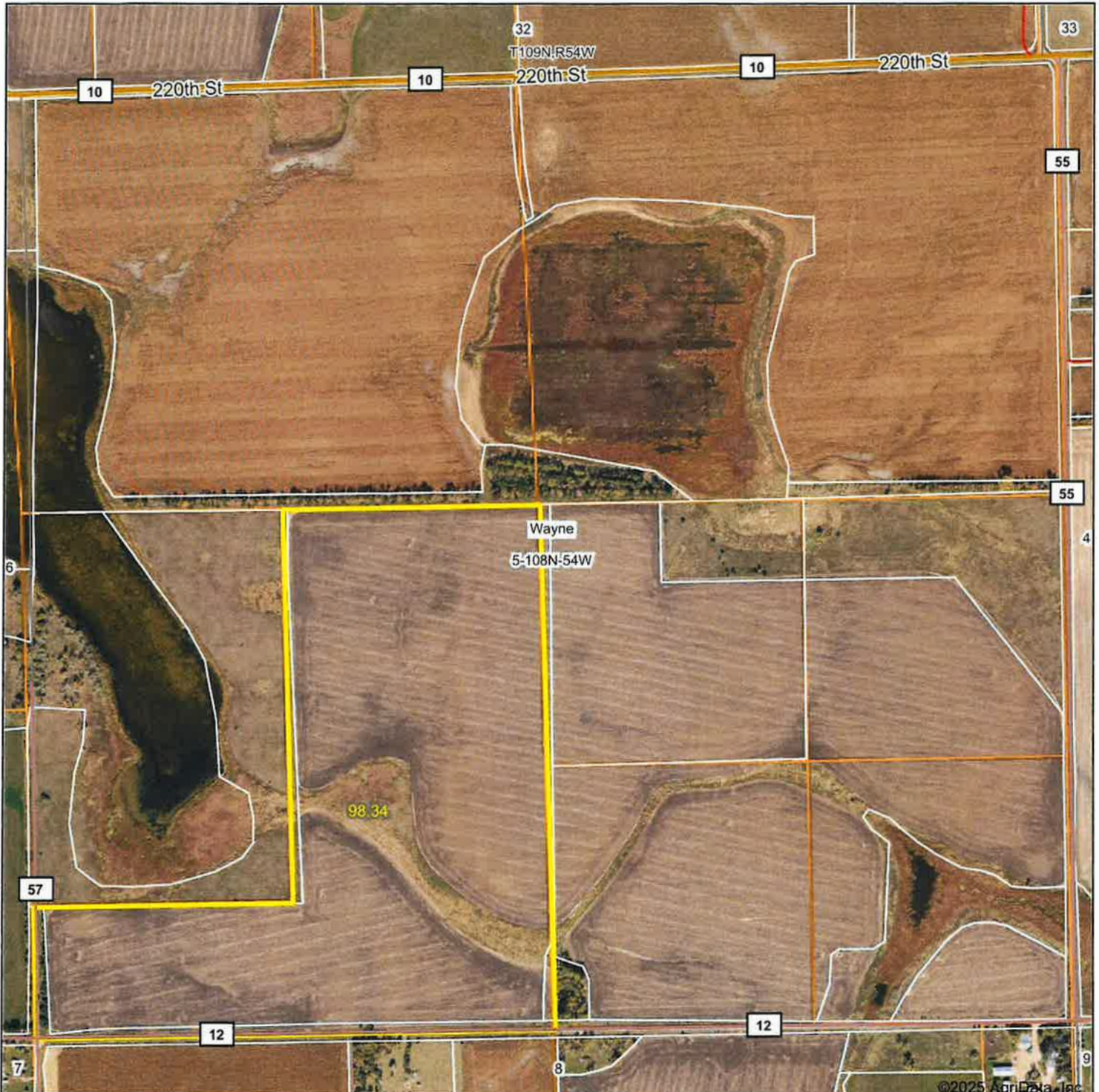
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	57.01	36.1%		Iw	90
EaC	Egan silty clay loam, 6 to 11 percent slopes	29.67	18.7%		IIle	72
Ba	Badus silty clay loam	17.66	11.2%		IVw	64
VbA	Viborg silty clay loam, 0 to 2 percent slopes	17.58	11.1%		Iw	96
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	13.40	8.5%		IIle	71
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.35	6.5%		Vw	30
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	9.67	6.1%		Ile	89
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	2.58	1.6%		Ile	84
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.36	0.2%		IIw	82
Weighted Average					2.22	78.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Parcel #2



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 44° 11' 8.73, -97° 20' 44.35

5-108N-54W
Lake County
South Dakota

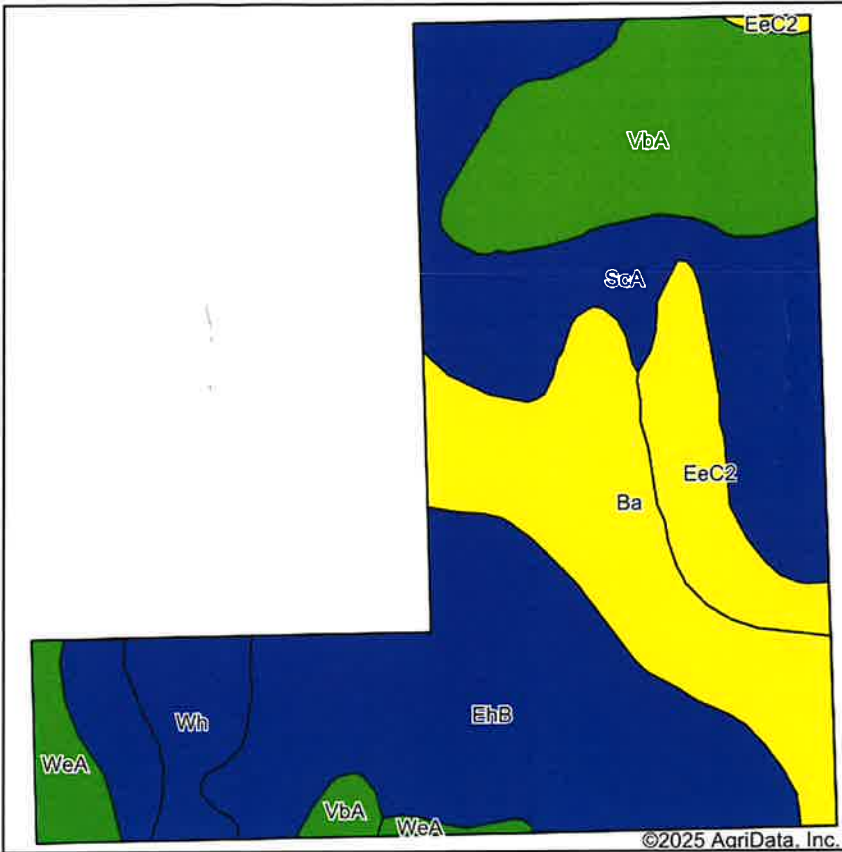
0ft 783ft 1565ft



9/18/2025

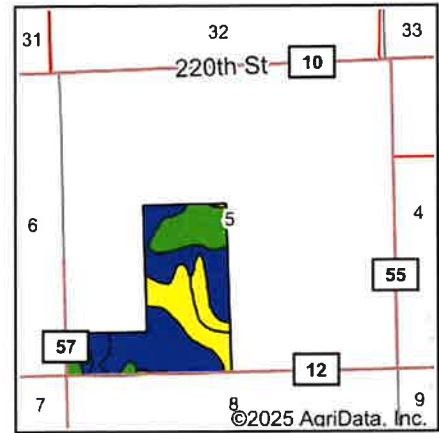
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Parcel #2



State: **South Dakota**
 County: **Lake**
 Location: **5-108N-54W**
 Township: **Wayne**
 Acres: **98.37**
 Date: **9/8/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: SD079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	29.44	30.0%		Ile	84
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	20.93	21.3%		Iw	90
Ba	Badus silty clay loam	16.74	17.0%		IVw	64
VbA	Viborg silty clay loam, 0 to 2 percent slopes	16.74	17.0%		Iw	96
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	7.08	7.2%		IIIe	66
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.36	4.4%		IIw	82
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	3.08	3.1%		I	92
Weighted Average					2.00	82.8

*c: Using Capabilities Class Dominant Condition Aggregation Method



SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

Email

office@suttonauction.com

Website

www.suttonauction.com

Address

1116 N. West Ave.
Sioux Falls, SD 57104



Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

**Remember:
Successful
Auctions don't just
happen - They're
Planned! Call us
today to plan your
successful
auction!**

Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

www.suttonauction.com